

Future open space land totals will be dependent on a number of factors, including City purchases of land to create officially designated open space, dedication of lands as open space as parts of development approvals and designation of lands as undevelopable through land use or environmental regulations.

## Old Town Fairfax

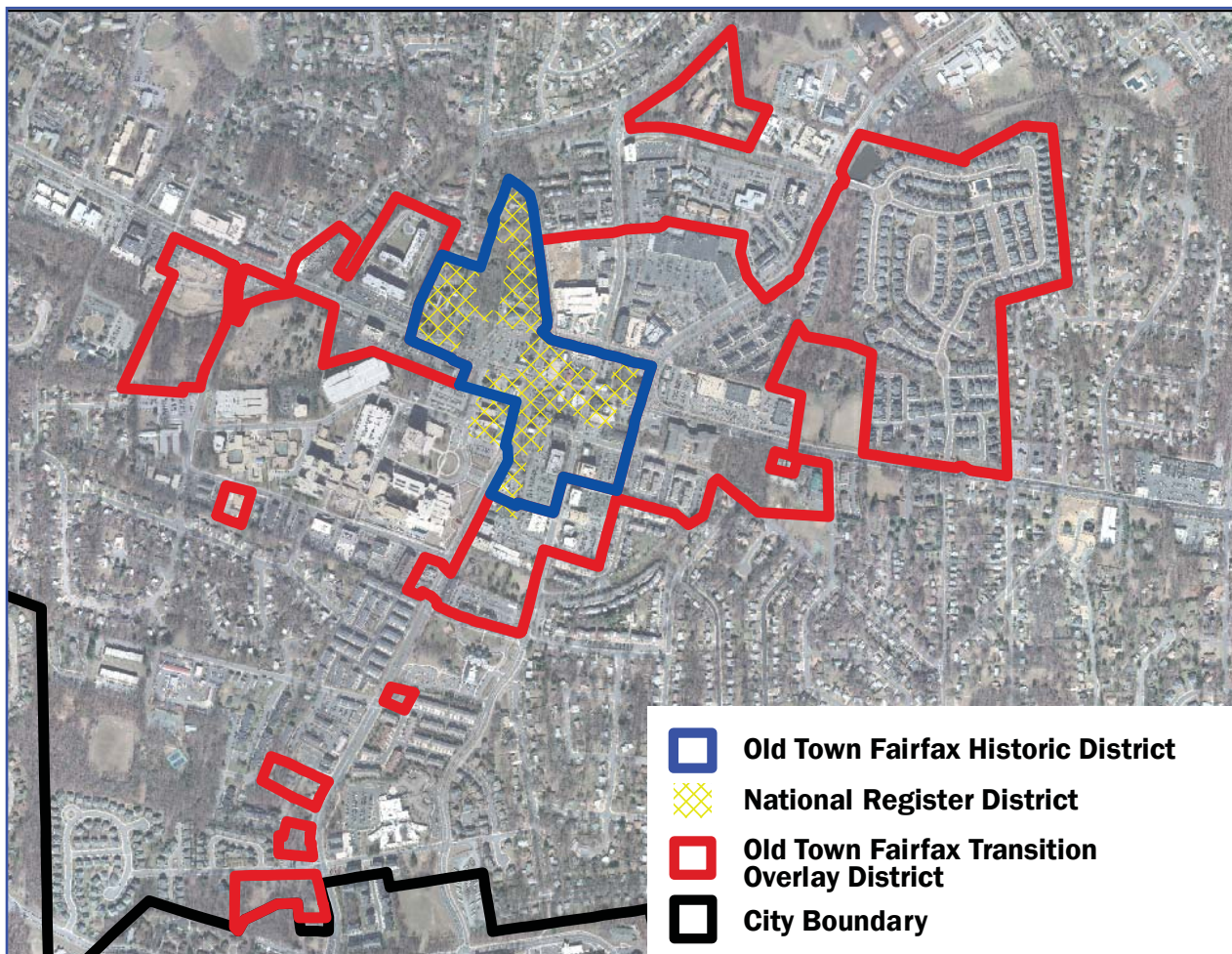
Because of its historical significance and distinctive character, the City's Old Town area is examined in closer detail. Within the City, Old Town is unique because of the presence of well-preserved nineteenth and early twentieth century buildings, and its pedestrian qualities with short blocks, brick sidewalks, and gas lighting.

Old Town Fairfax contains two distinctive areas—the Historic District and the Transition Overlay District. A National Register Historic District is also contained within

Old Town Fairfax, covering an area similar to the locally-designated Historic District (see Map LU-2). Land use in these historic districts is described below in more detail.

Because the area immediately surrounding the Historic District is closely linked by the similarity of the existing development and use characteristics, it has been designated as the Transition Overlay District to emphasize its function as a transition to the Historic District. This designation affords greater control over development in that area and can be used to encourage increased pedestrian patronage of downtown businesses. The boundaries of the Transition Overlay District are shown in (Map LU-2). Combined with the Historic District, these areas are collectively known as Old Town Fairfax. Despite its historic attributes, the viability of Old Town Fairfax is threatened by the forces of intense traffic, development pressures, competition from regional malls and local shopping centers and the lack of abundant, accessible parking.

Map LU-2  
**Old Town Fairfax**



Source: City of Fairfax CDP, 2011; Amended May 2013